WM WATER METER SIZE TYPE TREE (AS NOTED)

VEGETATION HEIGHT RESTRICTION COVENTANT EASEMENT

ROADWAY EASEMENT

MATCH LINE - SHEET 2

FOUND MON IN CASE ALUMINUM DISC

COB 4268

DOWN 0.8'

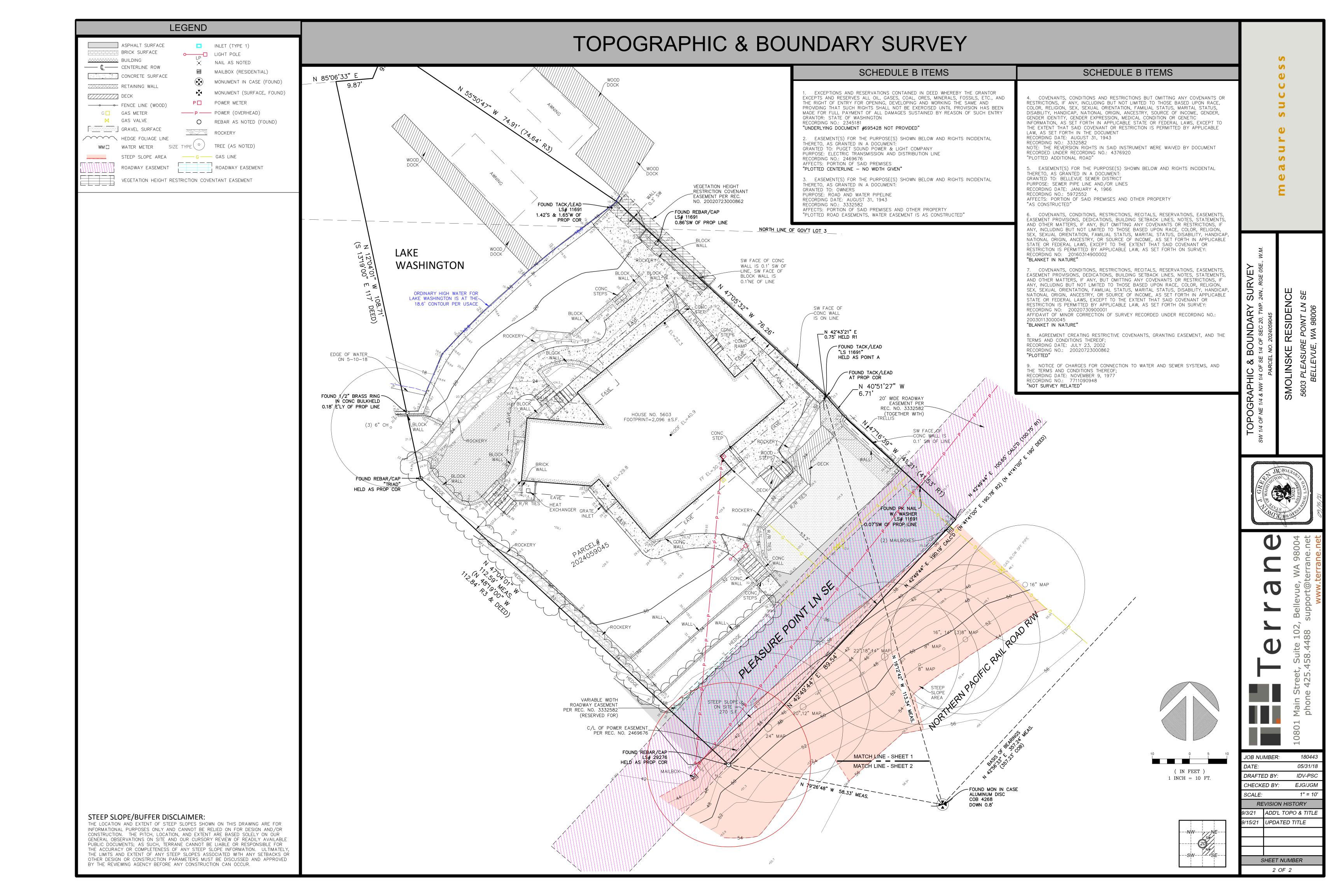
N 79.26'48" W 58.33' MEAS.

SIDENCE OINT LN SE A 98006

05/31/18 IDV-PSC EJG/JGM

REVISION HISTORY 9/3/21 ADD'L TOPO & TITLE 9/15/21 UPDATED TITLE

SHEET NUMBER 1 OF 2



GENERAL PROJECT NOTES

- 1. WORK OF THE CONTRACT INCLUDES THE FURNISHING OF ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, INSURANCE, SALES TAXES, PERMITS, LICENSES, SUPERINTENDENT AND MISCELLANEOUS SERVICES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT AS REQUIRED BY THE PLANS AND SPECIFICATIONS.
- 2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS, ALL ADDENDUMS AND MODIFICATIONS ISSUED BY THE ARCHITECT.
- ALL WORK DONE UNDER THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND GOVERNMENT REGULATIONS HAVING JURISDICTION
- ANY SPECIFIC REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY SHALL MEAN THE LATEST PRINTED EDITION OF EACH IS IN EFFECT AT THE DATE OF SUBMISSION OR BID UNLESS THE DOCUMENT IS SHOWN DATED.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR
- INTERPRETATIONS THESE DOCUMENTS ARE IN PART DIAGRAMMATIC AND SUBJECT TO INTERPRETATION. THEY DO NOT NECESSARILY SHOW COMPLETE DETAILS OF CONSTRUCTION, WORK OR MATERIALS, OR INSTALLATION AND DO NOT NECESSARILY SHOW HOW CONSTRUCTION DETAILS OF OTHER WORK MAY AFFECT ANY PARTICULAR INSTALLATION.
- DIMENSIONS THE DRAWINGS MAY NOT BE DRAWN TO SCALE IN SOME INSTANCES; FOLLOW DIMENSIONS BUT DO NOT SCALE THE DRAWINGS: WHERE DIMENSIONS ARE NOTED "CONFIRM" OR "VERIFY". CONSULT THE ARCHITECT FOR DIMENSION CRITERIA BEFORE PROCEEDING WITH THE WORK, ALL DIMENSIONS ARE GIVEN TO THE FACE OF EXISTING FINISH MATERIALS. AND TO THE FACE OF STUDS OR CONCRETE, TOP PLATE AND PLYWOOD SUB-FLOOR AT NEW CONSTRUCTION, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. THE GC SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- IN CASE OF CONFLICT BETWEEN ARCHITECTS AND CONSULTANTS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- 11. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE GC'S FAILURE TO MAKE LONG LEAD ITEM ORDERS IN A TIMELY FASHION. WHERE DELAYS MAY OCCUR DUE TO AN ITEM NOT BEING ORDERED IN A TIMELY FASHION, GENERAL CONTRACTOR SHALL PROVIDE, AT HIS COST, A TEMPORARY REPLACEMENT AND THEN CHANGE OUT TO THE SPECIFIED ITEM UPON ARRIVAL/DELIVERY.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MFR.'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND CONTRACT DOCUMENTS, THE GC SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- 13. ALL MATERIALS DELIVERED TO THE JOB SITE SHALL BE PROPERLY STORED. DELIVERY, HANDLING AND STORAGE OF PRODUCTS SHALL BE IN A MANNER TO PREVENT DAMAGE, DETERIORATION, LOSS OR THEFT.

VICINITY MAP

5603 PLEASURE POINT LANE

BELLEVUE, WA 98006

- CONTRACTOR SHALL MAINTAIN SITE IN A STATE OF CLEANLINESS THROUGHOUT THE DURATION OF THE PROJECT.
- PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE STREET USE INSPECTOR.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY A FIELD SURVEY OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT WATER DOESN'T ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONTRACTOR'S ACTIVITY AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES. SEE THE DRAINAGE CONTROL PLAN FOR MORE INFORMATION.
- ALL WORK PERFORMED BY PUBLIC UTILITY ENTITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITEE'S EXPENSE.
- A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL
- DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.
- UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL CLEANING FOR EACH AREA WHICH WILL RESULT IN A LEVEL OF CLEANLINESS. CLEANING SHALL INCLUDE, BUT IS NOT LIMITED TO: GLASS, CARPET, PLASTIC LAMINATE, LIGHT FIXTURES, AND REMOVAL OF LABELS (NOT REQUIRED TO BE PERMANENT BY CODE). CONTRACTOR SHALL SCHEDULE FINAL CLEANING SO OWNER MAY OCCUPY COMPLETELY CLEAN PROJECT.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND TRADE ASSOCIATES ACCEPTED STANDARDS.
- CONTRACTOR SHALL PROVIDE A WRITTEN CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL INCLUDE DELIVERY TIMES OF CONSTRUCTION ITEMS, AND START AND COMPLETION DATES FOR EACH PHASE. THE CONTRACTOR SHALL UPDATE AND PROVIDE THIS SCHEDULE ON A BI-WEEKLY BASIS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BACKING, BLOCKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL FIXTURES, CASEWORK, AND ALL OTHER ITEMS REQUIRING IT.
- REPETITIVE FEATURES NOT FULLY SHOWN OR NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

PROJECT INFORMATION

SITE/PROPERTY OWNER: STEVE AND SHERRI SMOLINSKE

ADDRESS: 5603 PLEASURE POINT LANE, BELLEVUE, WASHINGTON 98006

KING COUNTY PARCEL NUMBER: 202405-9045

LEGAL DESCRIPTION: POR GL 3 TGW PORS SH LDS ADJ GL 2 & 3 BEG ON W LN N P RY R/W S 41-41-00 W 100 FT FR ITS INTRS WITH N LN GL 3 TH N 48-19-00 W 103.75 FT M/L TO SH OF LAKE WASH TH N 56-54-00 W 98 FT M/L TO INNER HARBOR LN TH S 85-34-20 W 11.53 FT TH S 13-19-00 E 117 FT M/L TH S 48-19-00 E 112.84 FT TO PT S 41-41-00 W FR BEG TH N 41-41-00 E 90 FT TO BEG ELY 12 FT FOR RD - LESS POR SD SUBD & TGW POR SUBD ADJ NELY PER SCC # 00-2-32898-2 & SURV REC # 20020730900001

CONSTRUCTION TYPE: TYPE V - WOOD FRAME **OCCUPANCY:** SINGLE FAMILY RESIDENTIAL

ZONING: R-2.5 / SR (SHORELINE RESIDENTIAL) LOT DIMENSIONS:

TOTAL LOT SIZE PER SURVEY: 14,823.66 SF

PROJECT CODE SUMMARY

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE FOLLOWING CODES AND REGULATIONS:

2020 BELLEVUE LAND USE CODE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 WASHINGTON STATE ENERGY CODES 2015 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRICAL CODE (NEC) 2015 UNIFORM PLUMBING CODE (UPC)

SCOPE OF WORK

THIS PROJECT INVOLVES A 527 SF ADDITION ATTACHED TO AN EXISTING 1.958 SF SINGLE-FAMILY RESIDENCE, AS WELL AS A NEW DETACHED 600 SF GARAGE. THE PROJECT SCOPE ALSO INCLUDES RE-WORKING THE LANDSCAPED ENTRY STAIRS, PLANTERS, AND PLANTING, AS WELL AS PROVIDING SOME ADDITIONAL UN-COVERED PARKING ALONG PLEASURE POINT LANE. LANDSCAPING WORK IS ALSO EXPECTED IN THE REAR YARD ALONG LAKE WASHINGTON.

ZONING & LAND USE NOTES

ZONING PER 2020 BELLEVUE LAND USE CODE (LUC): R.25 / SR (SHORELINE RESIDENTIAL) TOTAL LOT SIZE:

LOT SIZE EXCLUDING WATER AND PRIVATE ROADS: (13) LOT COVERAGE IS CALCULATED AFTER SUBTRACTING ALL CRITICAL AREAS AND STREAM CRITICAL AREA BUFFERS. (20.20.010)

(14) LOT COVERAGE BY STRUCTURES IS DETERMINED AFTER PUBLIC RIGHT-OF-WAY AND PRIVATE ROADS ARE SUBTRACTED FROM THE GROSS LAND AREA.

TOTAL LOT SIZE PER SURVEY: 14,823.66 SF

DIMENSIONAL REQUIREMENTS:		
LOT AREA	14,819.82 SF	
LESS WATER AREA (TO OHWM)	-3,316.63 SF	
TOTAL UPLAND AREA	11,503.19 SF	
LESS STEEP SLOPE	306.58 SF	
REMAINING LOT AREA	11,809.77 SF	1009
EXISTING COVERAGE		
EXISTING HOUSE	1,973.16 SF	16.7
EXISTING DECK > 30"HIGH	348.11 SF	2.9
TOTAL EXISTING COVERAGE	2,321.27 SF	19.7
PROPOSED COVERAGE		
NEW ADDITION	524.24 SF	4.4
NEW GARAGE	570.42 SF	4.8
TOTAL NEW PROPOSED	1,094.66 SF	9.3
TOTAL COVERAGE	3,415.93 SF	28.9
	-,	
LIMITS (PER 2020 BELLEVUE LAND USE CODE)	4,133.42 SF	35.0
REMAINING COVERAGE	717.49 SF	6.0

MAX. ALLOWABLE LOT COVERAGE: 35% (20.25E.065.C.2) (2) THE ALLOWED MAXIMUM LOT COVERAGE BY STRUCTURES IN THE SHORELINE RESIDENTIAL AND SHORELINE RESIDENTIAL CANAL ENVIRONMENTS LOCATED IN R-1, R-1.8, R-2.5, R-3.5, R-4 AND R-10 THROUGH R-30 SHALL NOT EXCEED 35 PERCENT. (20.25E.065.C.2)

MAX IMPERVIOUS SURFACE 0-10 FT FROM OHWM: 15% (20.25E.065.C.2) PROPOSED IMPERVIOUS SURFACE 0-10 FT FROM OHWM: TOTAL IMPERVIOUS SURFACE 0 SF

% OF IMPERVIOUS SURFACE MAX IMPERVIOUS SURFACE 0-50 FT FROM OHWM: 50% (20.25E.065.C.2) PROPOSED IMPERVIOUS SURFACE 0-50 FT FROM OHWM:

TOTAL LAND SF 4,645.89 SF % OF IMPERVIOUS SURFACE MAX IMPERVIOUS SURFACE 0-200 FT FROM OHWM: 50% (20.25E.065.C.2)

TOTAL IMPERVIOUS SURFACE 2,315.13 SF

PROPOSED IMPERVIOUS SURFACE 0-200 FT FROM OHWM TOTAL IMPERVIOUS SURFACE 5,532.82 SF % OF IMPERVIOUS SURFACE

*INCLUDES PLEASURE POINT LANE EASEMENT

DEFINITION IMPERVIOUS SURFACE: ANY STRUCTURE OR OTHER NONVEGETATED SURFACE AFFIXED TO THE GROUND THAT PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL LAYER, OR THAT CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE FLOW RATE PRIOR TO ADDITION OF SUCH SURFACE. "IMPERVIOUS SURFACES" INCLUDE, WITHOUT LIMITATION: STRUCTURES, INCLUDING EAVES; VEHICULAR, BICYCLE, PEDESTRIAN OR OTHER CIRCULATION FACILITIES CONSTRUCTED OF SOLID SURFACES, INCLUDING PAVEMENT, CONCRETE, U GROUTED BRICK OR STONE; SOLID **DECKS, PATIOS**, SPORT COURTS, SWIMMING POOLS, HOT TUBS AND SIMILAR RECREATION FACILITIES; AND LANDSCAPE FEATURES, INCLUDING SHEDS, ARBORS, AND PLAY STRUCTURES. (ORD. 6323, 11-21-16, § 21; ORD. 5683, 6-26-06, § 41)

MAX ALLOWABLE HARD SURFACE: 75% (20.20.010) A HARD SURFACE IS DEFINED AS AN IMPERVIOUS SURFACE, PERMEABLE PAVEMENT, OR A VEGETATED ROOF. THE FOLLOWING ARE EXEMPTED FROM DETERMINING HARD SURFACE: DECKS/PLATFORMS CONSTRUCTED WITH GAPS 1/8" OR GREATER

LANDSCAPE FEATURES (FENCES, ARBORS, LATTICE, STEPPING

PROPOSED HARD SURFACE COVERAGE:

ROCKERIES/RETAINING WALLS

SHORELINE STABILIZATION MEASURES

TOTAL HARD SURFACE 7,561,94 SF 11,503.22 SF % OF HARD SURFACE 65.7 %

HEIGHT LIMIT: 30 FEET FOR AVERAGE HEIGHT OF FLAT ROOF, OR 35

FEET TO RIDGE OF PITCHED ROOF (20.25E.065.C.2) HEIGHT OF SINGLE FAMILY DETACHED ACCESSORY STRUCTURE IS 15 FEET MAXIMUM FROM AVERAGE EXISTING GRADE (LUC 20.20.125.F.1)

MAXIMUM SHORELINE BUILDING HEIGHT: 35' (20.25E.050.A) FRONT YARD SETBACK: 20 FEET (20.20.010)

REAR YARD SETBACK: 25 FEET (0.20.010)

SIDE YARD SETBACK: 5 FEET MINIMUM ON EACH SIDE, WITH A TOTAL COMBINED SIDEYARD SETBACK OF 15 FEET (LUC 20.20.010) ROCKERIES MUST MEET THIS REQUIREMENT IF PROPOSED

SHORELINE STRUCTURE SETBACK: 50 FEET (20.25E.065.C.2)

LATERAL EXPANSION SETBACK FROM OHWM: 25 FEET (20.25E.065.F.7.A.i) **OVERLAYS**: SHORELINE RESIDENTIAL (SR) OVERLAY DISTRICT

ECA: NONE **PARKING**

PROJECT NOTES

NOT DONE

AERIAL VIEWS









MAINTAINING, ALTERING AND ADDING TO THE PROJECT. FURTHER, THESE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND

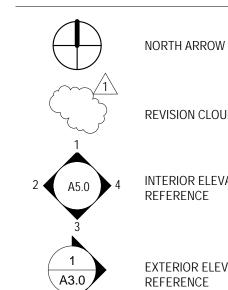
ADD REVISION

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____ CLIENT MEETING 2 PRICING SET 3 PRE-DEVELOPMENT APP. 03 - 18 - 2021

AUGUST 4, 2021

GENERAL INFORMATION



HTR HEATER

HVAC HEATING, VENTILATING,

HOT WATER

INTERIOR

ISOLATION

KNOCK OUT

JANITOR

ANGLE

LINEAR

LB(S) POUND(S)

LKR LOCKER

LTG LIGHTING

LVR LOUVER

MAN MANUAL

MATL MATERIAL

MAX MAXIMUM

SYMBOL LEGEND

MBD MARKER BOARD

LIN

LAVATORY

LOC LOCATION OR LOCATE

INCH

INSUL INSULATION

AIR CONDITIONING

INSIDE DIAMETER

UTIL UTILITY

VENT VENTILATION

VTR VENT THROUGH

WITH

WOOD

WHTR WATER HEATER

WDW WINDOW

WSCT WAINSCOT

WWF WELDED WIRE

WT WEIGHT

WR WASTE

RECEPTACLE

FABRIC

WITHOUT

WIDTH/WIDE

WIDE FLANGE

WATER CLOSET

WALL COVERING

VERT VERTICAL VEST VESTIBULE

ROOF

VALVE CABINET

REVISION CLOUD INTERIOR ELEVATION REFERENCE EXTERIOR ELEVATION REFERENCE

DETAIL REFERENCE SECTION REFERENCE

ALIGN WITH ESTABLISHED SURFACES

FLOOR SPOT ELEVATION DATUM POINT 1'-0" CEILING HEIGHT ABOVE FINISH FLOOR

Room name 101 ROOM NAME / NUMBER

GRID LINES ENLARGED PLAN REFERENCE

101 DOOR TAG / REFERENCE

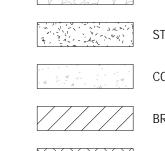
FINISH TAG / REFERENCE

WINDOW TAG / REFERENCE

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED **NEW PARTITION** WALL / ASSEMBLY REFERENCE

FINISHED WOOD

ELEVATION INDICATIONS



STONE CONCRETE

SECTION INDICATIONS

SAND OR GROUT

GLASS (LARGE SCALE)

WOOD (CONTINUOUS)

WOOD (BLOCKING) - INTERRUPTED MEMBER

ACOUSTICAL TILE

GYPSUM BOARD PLASTER WITH LATHE

DRAWING INDEX

A0-00 COVER

A2-04 ROOF PLAN

A0-02 SITE PLAN

A1-03 BUILDING HEIGHT & LOT COVERAGE CALCULATIONS A1-04 IMPERVIOUS SURFACE + HARD SURFACE DIAGRAMS

A2-01 DEMOLITION PLAN A2-03 BASEMENT FLOOR PLAN

A3-03 RESIDENCE EXTERIOR ELEVATIONS A3-04 GARAGE EXTERIOR ELEVATIONS A4-01 BUILDING SECTIONS

EARTH OR NATURAL GROUND INSULATION (LOOSE OR BATT) BRICK / CONCRETE BLOCK POROUS FILL (GRAVEL) INSULATION (RIGID) CHANGE IN ELEVATION

BRICK

CONCRETE MASONRY UNIT METAL NON-FERROUS ALUMINUM

WOOD (FINISH)

PLYWOOD

FABRIC WRAPPED PANEL

Unnamed

A0-01 GENERAL INFORMATION

A0-03 SURVEY

A2-02 MAIN LEVEL FLOOR PLAN

A3-01 RESIDENCE EXTERIOR ELEVATIONS A3-02 RESIDENCE EXTERIOR ELEVATIONS

SMOLINSKE

815 SEATTLE BOULEVARD SOUTH

SUITE 321

SEATTLE, WA 98134

CONTACT: MARK WARD

mark@upwardarchitecture.com

(206) 200-6345

RENOVATION, ADDITION AND **NEW GARAGE**

SITE ADDRESS 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

PROJECT

OWNER STEVE AND SHERRI SMOLINSKE 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

STRUCTURAL ENGINEER SWENSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WASHINGTON 98121 CONTACT: JOCELYN TETREAULT

PHONE: (206) 956-3729

GEOTECHNICAL ENGINEER ASSOCIATED EARTH SCEINCES, INC 911 5TH AVENUE KIRKLAND, WASHINGTON 98033 CONTACT: KURT MERRIMAN

PHONE: (425) 827-7701 BUILDER MRA, MIOVIC REINHARDT ASSOIATES 1010 TURNER WAY SEATTLE, WASHINGTON 98112

CONTACT: J. IRONS

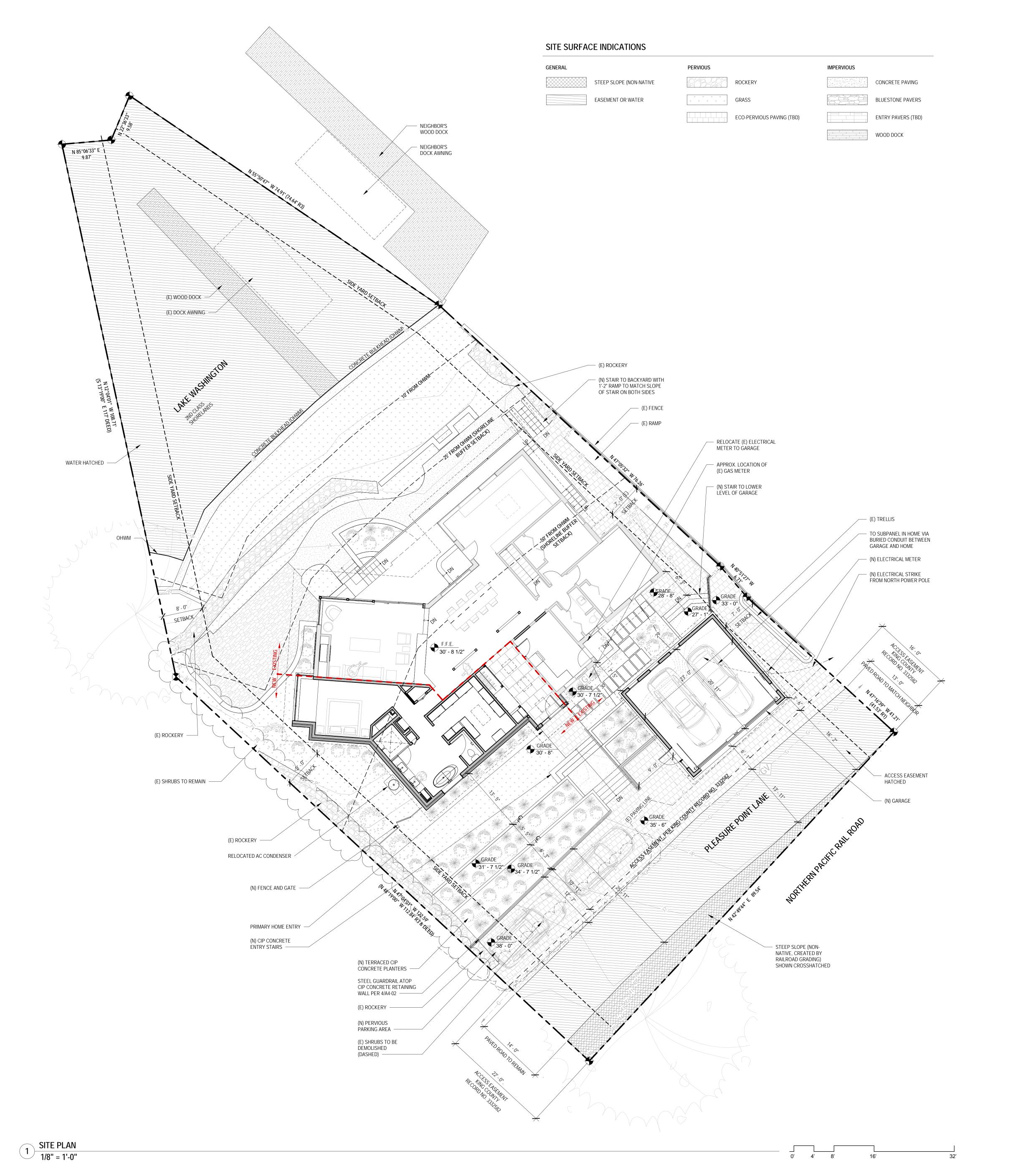
PHONE: (206) 446-4026



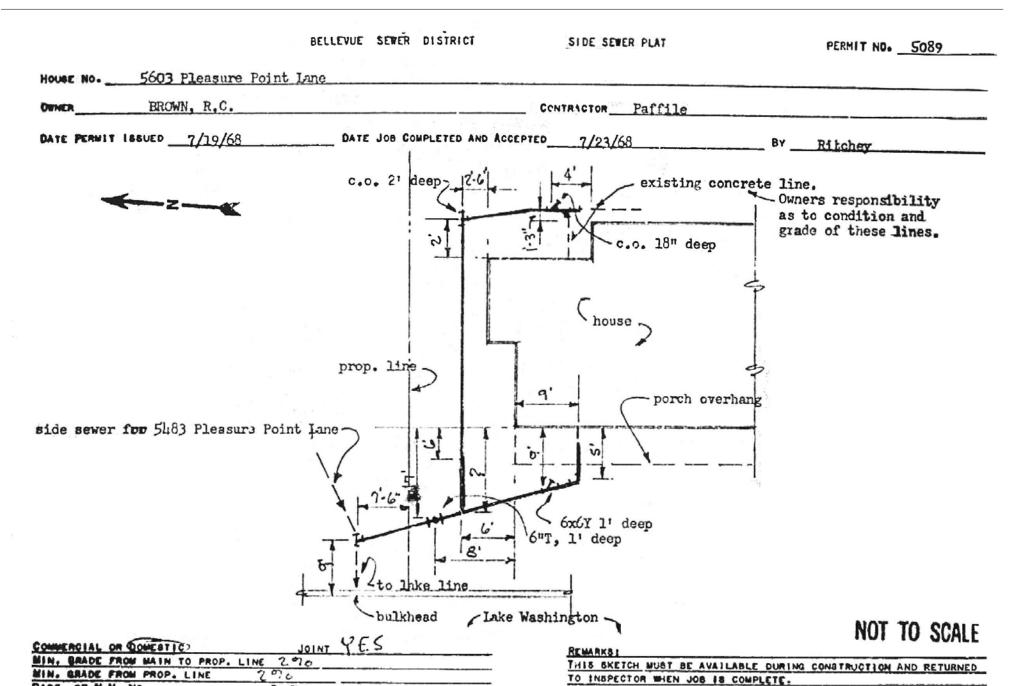
ARCHITECTURAL STAMP THESE CONSTRUCTION DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE, AND SHALL REMAIN, THE PROPERTY OF UPWARD, LLC AND ITS CONSULTANTS. UPWARD, LLC AND ITS CONSULTANTS RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO. ALL INSTRUMENTS OF SERVICE PREPARED BY UPWARD, LLC OR ITS CONSULTANTS ARE INTENDED FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NEITHER UPWARD, LLC NOR ITS CONSULTANTS SHALL BE HELD LIABLE FOR REUSE OF DOCUMENTS OR MODIFICATIONS THEREOF BY THE CLIENT OR ITS REPRESENTATIVES FOR ANY PURPOSE OTHER THAN THEIR ORIGINAL INTENT, WITHOUT THE WRITTEN AUTHORIZATION OF AND APPROPRIAT COMPENSATION TO UPWARD, LLC. PROVIDED THAT THE OWNER SUBSTANTIALLY PERFORMS ITS OBLIGATIONS, INCLUDING PROMPT PAYMENT OF ALL SUMS WHEN DUE, UPWARD, LLC GRANTS TO THE OWNER A NONEXCLU IRREVOCABLE, FULLY PAID-UP LICENSE TO USE THE **INSTRUMENTS OF SERVICE** SOLELY AND EXCLUSIVELY FOR PURPOSES OF CONSTRUCTING, USING,

SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORKS" UNDER SECTION 102 OF THE COPYRIGHT ACT, U.S.C AS AMENDED DECEMBER 1990. THE ARRANGEMENT, AND COMPOSITION OF ALL SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE DRAWING AND SPECIFICATIONS MAY RESULT IN CESSATION OF CONSTRUCTION, BUILDING SEIZURE, AND/OR MONETARY LIABILITY.

SHEET TITLE



SIDE SEWER CARD



PROJECT INFORMATION

DEPTH OF BEWER MAIN AT MYE 18

DEPTH OF SIDE SEWER AT PROPERTY LINE

DEPTH OF PIPE AT HOUSE CONNECTION

SITE/PROPERTY OWNER: STEVE AND SHERRI SMOLINSKE

ADDRESS: 5603 PLEASURE POINT LANE, BELLEVUE, WASHINGTON 98006

KING COUNTY PARCEL NUMBER: 202405-9045

LEGAL DESCRIPTION: POR GL 3 TGW PORS SH LDS ADJ GL 2 & 3 BEG ON W LN N P RY R/W S 41-41-00 W 100 FT FR ITS INTRS WITH N LN GL 3 TH N 48-19-00 W 103.75 FT M/L TO SH OF LAKE WASH TH N 56-54-00 W 98 FT M/L TO INNER HARBOR LN TH S 85-34-20 W 11.53 FT TH S 13-19-00 E 117 FT M/L TH S 48-19-00 E 112.84 FT TO PT S 41-41-00 W FR BEG TH N 41-41-00 E 90 FT TO BEG ELY 12 FT FOR RD - LESS POR SD SUBD & TGW POR SUBD ADJ NELY PER SCC # 00-2-32898-2 & SURV REC # 20020730900001

CONSTRUCTION TYPE: TYPE V - WOOD FRAME **OCCUPANCY: SINGLE FAMILY RESIDENTIAL**

ZONING: R-2.5 / SR (SHORELINE RESIDENTIAL)

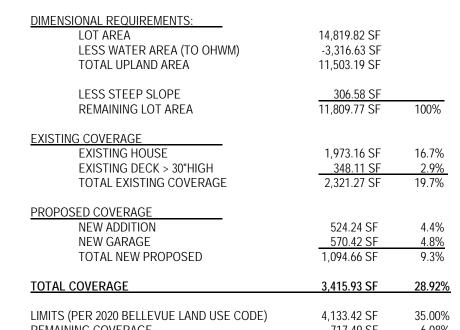
LOT DIMENSIONS:

TOTAL LOT SIZE PER SURVEY: 14,823.66 SF

ZONING & LAND USE NOTES

ZONING PER 2020 BELLEVUE LAND USE CODE (LUC): R.25 / SR (SHORELINE RESIDENTIAL)

TOTAL LOT SIZE PER SURVEY: 14,823.66 SF



(2) THE ALLOWED MAXIMUM LOT COVERAGE BY STRUCTURES IN THE MAX IMPERVIOUS SURFACE 0-10 FT FROM OHWM: 15% (20.25E.065.C.2)

TOTAL IMPERVIOUS SURFACE % OF IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS SURFACE 0-50 FT FROM OHWM: TOTAL IMPERVIOUS SURFACE 2,315.13 SF

PROPOSED IMPERVIOUS SURFACE 0-200 FT FROM OHWM: TOTAL LAND SF
% OF IMPERVIOUS SURFACE

SCOPE OF WORK

THIS PROJECT INVOLVES A 527 SF ADDITION ATTACHED TO AN EXISTING 1,958 SF SINGLE-FAMILY RESIDENCE, AS WELL AS A NEW DETACHED 600 SF GARAGE. THE PROJECT SCOPE ALSO INCLUDES RE-WORKING THE LANDSCAPED ENTRY STAIRS PLANTERS, AND PLANTING, AS WELL AS PROVIDING SOME ADDITIONAL UN-COVERED PARKING ALONG PLEASURE POINT LANE. LANDSCAPING WORK IS ALSO EXPECTED IN THE REAR YARD ALONG LAKE WASHINGTON.

PROJECT CODE SUMMARY

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE FOLLOWING CODES AND REGULATIONS:

2020 BELLEVUE LAND USE CODE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 WASHINGTON STATE ENERGY CODES 2015 INTERNATIONAL FIRE CODE (IFC) 2020 NATIONAL ELECTRICAL CODE (NEC)

2015 UNIFORM PLUMBING CODE (UPC)

TOTAL LOT SIZE:

LOT SIZE EXCLUDING WATER AND PRIVATE ROADS: (13) LOT COVERAGE IS CALCULATED AFTER SUBTRACTING ALL CRITICAL AREAS AND STREAM CRITICAL AREA BUFFERS. (20.20.010)

(14) LOT COVERAGE BY STRUCTURES IS DETERMINED AFTER PUBLIC RIGHT-OF-WAY AND PRIVATE ROADS ARE SUBTRACTED FROM THE GROSS LAND AREA.

DIMENSIONAL REQUIREMENTS: LOT AREA LESS WATER AREA (TO OHWM) TOTAL UPLAND AREA	14,819.82 SF -3,316.63 SF 11,503.19 SF	
LESS STEEP SLOPE REMAINING LOT AREA	306.58 SF 11,809.77 SF	100%
EXISTING COVERAGE EXISTING HOUSE EXISTING DECK > 30"HIGH TOTAL EXISTING COVERAGE	1,973.16 SF 348.11 SF 2,321.27 SF	16.7% 2.9% 19.7%
PROPOSED COVERAGE NEW ADDITION NEW GARAGE TOTAL NEW PROPOSED	524.24 SF 570.42 SF 1,094.66 SF	4.4% 4.8% 9.3%
TOTAL COVERAGE	3,415.93 SF	28.92%
LIMITS (PER 2020 BELLEVUE LAND USE CODE) REMAINING COVERAGE	4,133.42 SF 717.49 SF	35.00% 6.08%

MAX. ALLOWABLE LOT COVERAGE: 35% (20.25E.065.C.2) SHORELINE RESIDENTIAL AND SHORELINE RESIDENTIAL CANAL ENVIRONMENTS LOCATED IN R-1, R-1.8, R-2.5, R-3.5, R-4 AND R-10 THROUGH R-30 SHALL NOT EXCEED 35 PERCENT. (20.25E.065.C.2) PROPOSED IMPERVIOUS SURFACE 0-10 FT FROM OHWM:

MAX IMPERVIOUS SURFACE 0-50 FT FROM OHWM: 50% (20.25E.065.C.2)

% OF IMPERVIOUS SURFACE MAX IMPERVIOUS SURFACE 0-200 FT FROM OHWM: 50% (20.25E.065.C.2)

TOTAL IMPERVIOUS SURFACE 5,532.82 SF

*INCLUDES PLEASURE POINT LANE EASEMENT

IMPERVIOUS SURFACE: ANY STRUCTURE OR OTHER NONVEGETATED SURFACE AFFIXED TO THE GROUND THAT PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL LAYER, OR THAT CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE FLOW RATE PRIOR TO ADDITION OF SUCH SURFACE. "IMPERVIOUS SURFACES" INCLUDE, WITHOUT LIMITATION: STRUCTURES, INCLUDING EAVES; VEHICULAR, BICYCLE, PEDESTRIAN OR OTHER CIRCULATION FACILITIES CONSTRUCTED OF SOLID SURFACES, INCLUDING PAVEMENT, CONCRETE, U GROUTED BRICK OR STONE; SOLID DECKS, PATIOS, SPORT COURTS, SWIMMING POOLS, HOT TUBS AND SIMILAR RECREATION FACILITIES; AND LANDSCAPE FEATURES, INCLUDING SHEDS, ARBORS, AND PLAY STRUCTURES. (ORD. 6323, 11-21-16, § 21; ORD. 5683, 6-26-06, § 41)

MAX ALLOWABLE HARD SURFACE: 75% (20.20.010) A HARD SURFACE IS DEFINED AS AN IMPERVIOUS SURFACE, PERMEABLE PAVEMENT, OR A VEGETATED ROOF.

THE FOLLOWING ARE EXEMPTED FROM DETERMINING HARD SURFACE: DECKS/PLATFORMS CONSTRUCTED WITH GAPS 1/8" OR GREATER ROCKERIES/RETAINING WALLS SHORELINE STABILIZATION MEASURES LANDSCAPE FEATURES (FENCES, ARBORS, LATTICE, STEPPING

PROPOSED HARD SURFACE COVERAGE: TOTAL HARD SURFACE 7.561.94 SF

HEIGHT LIMIT: 30 FEET FOR AVERAGE HEIGHT OF FLAT ROOF, OR 35 FEET TO RIDGE OF PITCHED ROOF (20.25E.065.C.2)

HEIGHT OF SINGLE FAMILY DETACHED ACCESSORY STRUCTURE IS 15 FEET MAXIMUM FROM AVERAGE EXISTING GRADE (LUC 20.20.125.F.1)

MAXIMUM SHORELINE BUILDING HEIGHT: 35' (20.25E.050.A)

FRONT YARD SETBACK: 20 FEET (20.20.010) REAR YARD SETBACK: 25 FEET (0.20.010)

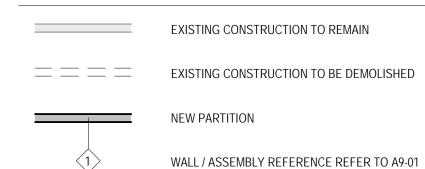
SIDE YARD SETBACK: 5 FEET MINIMUM ON EACH SIDE, WITH A TOTAL COMBINED SIDEYARD SETBACK OF 15 FEET (LUC 20.20.010) ROCKERIES MUST MEET THIS REQUIREMENT IF PROPOSED

SHORELINE STRUCTURE SETBACK: 50 FEET (20.25E.065.C.2)

LATERAL EXPANSION SETBACK FROM OHWM: 25 FEET (20.25E.065.F.7.A.i) **OVERLAYS:** SHORELINE RESIDENTIAL (SR) OVERLAY DISTRICT

ECA: NONE

PARTITION LEGEND





CONTACT: MARK WARD

mark@upwardarchitecture.com

PROJECT

SMOLINSKE RESIDENCE

RENOVATION, ADDITION AND **NEW GARAGE**

SITE ADDRESS 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

OWNER STEVE AND SHERRI SMOLINSKE 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

STRUCTURAL ENGINEER

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PHONE: (425) 827-7701 BUILDER MRA, MIOVIC REINHARDT ASSOIATES

1010 TURNER WAY SEATTLE, WASHINGTON 98112 CONTACT: J. IRONS PHONE: (206) 446-4026

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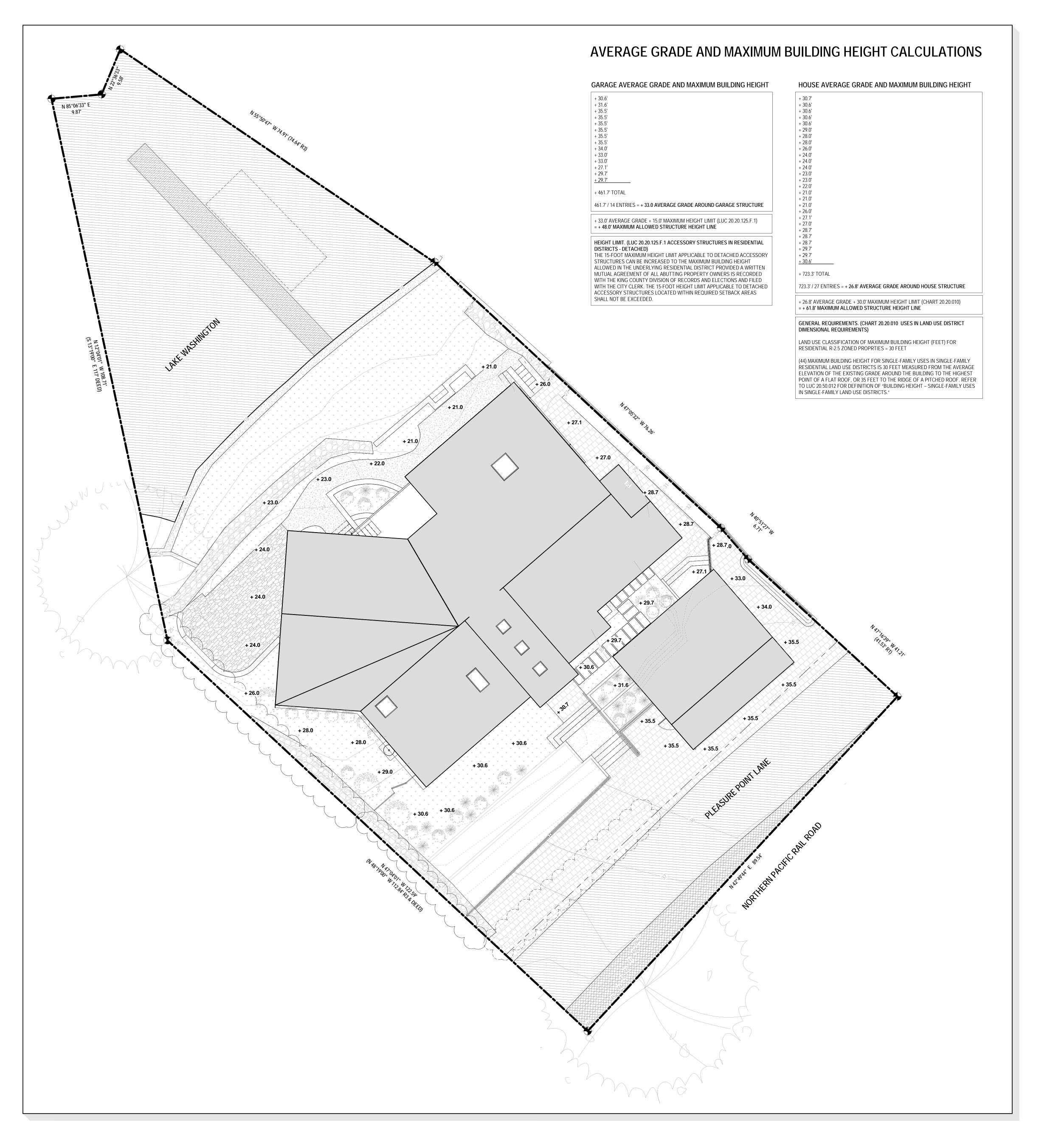
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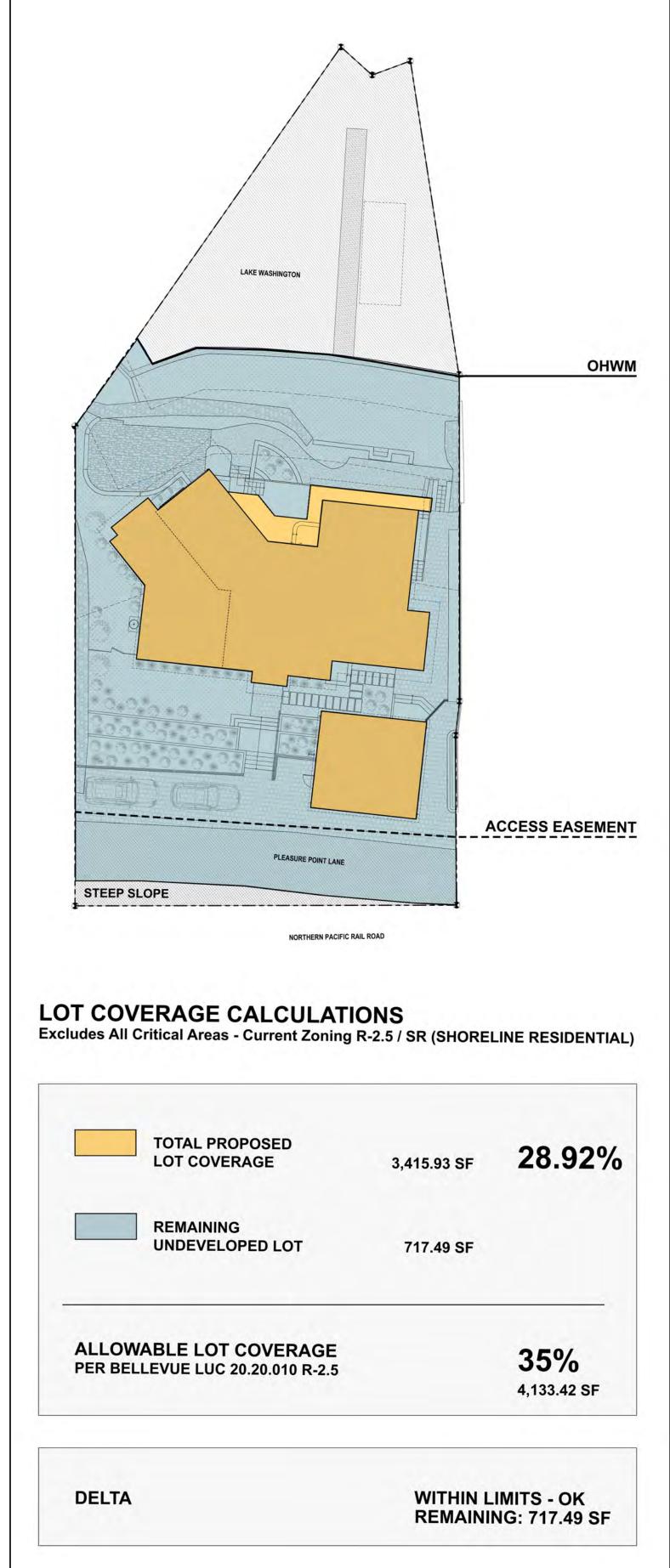
PROTECTION INCLUDES, WITHOUT LIMITATION, THE OVERALL FORM,

ADD REVISION 1 CLIENT MEETING 2 PRICING SET 3 PRE-DEVELOPMENT APP. 03 - 18 - 2021

AUGUST 4, 2021

SHEET TITLE SITE PLAN







SMOLINSKE RESIDENCE

RENOVATION, ADDITION AND **NEW GARAGE**

SITE ADDRESS 5603 PLEASURE POINT LANE

BELLEVUE, WASHINGTON 98006

STEVE AND SHERRI SMOLINSKE 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

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OWNER

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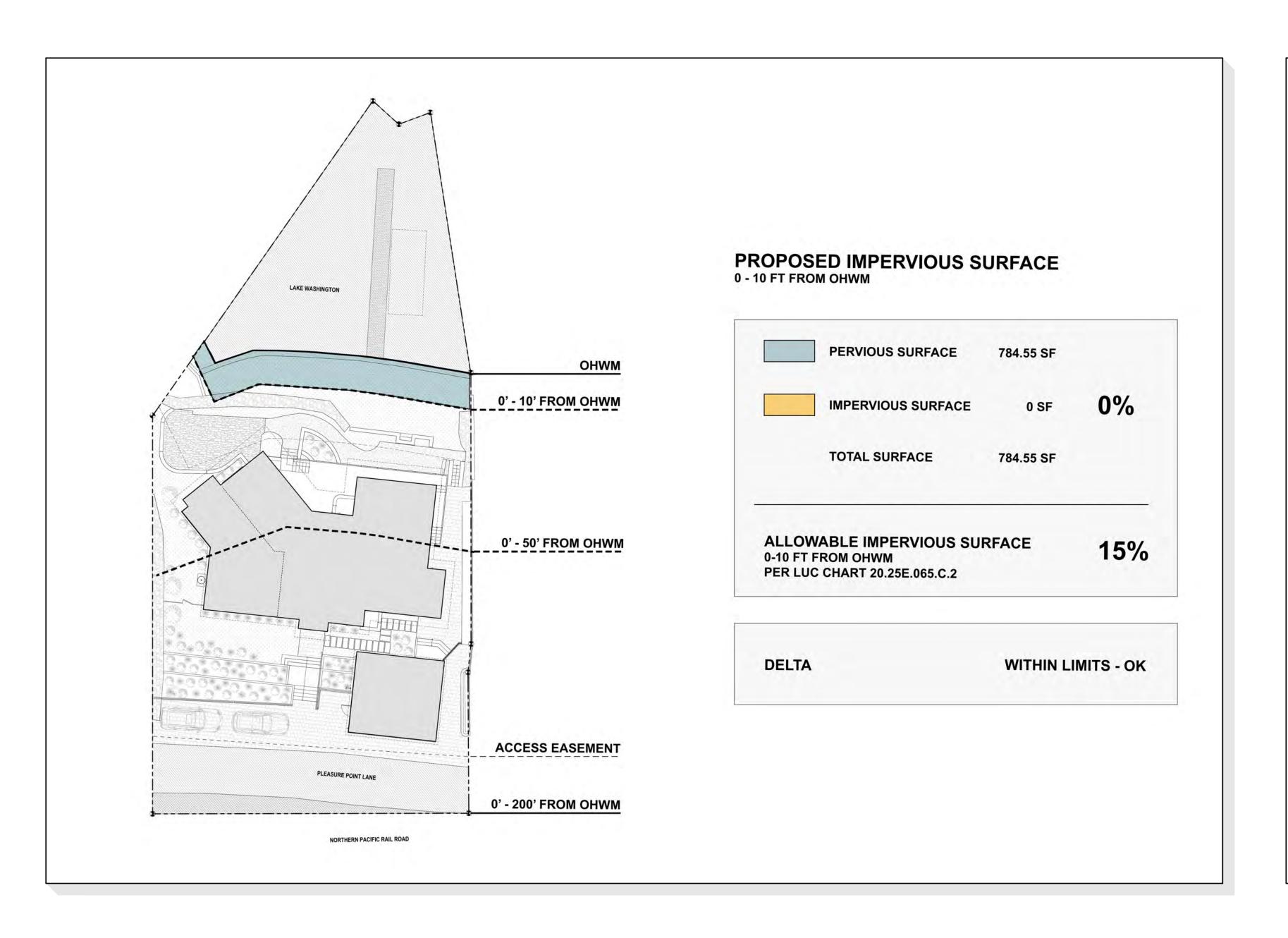
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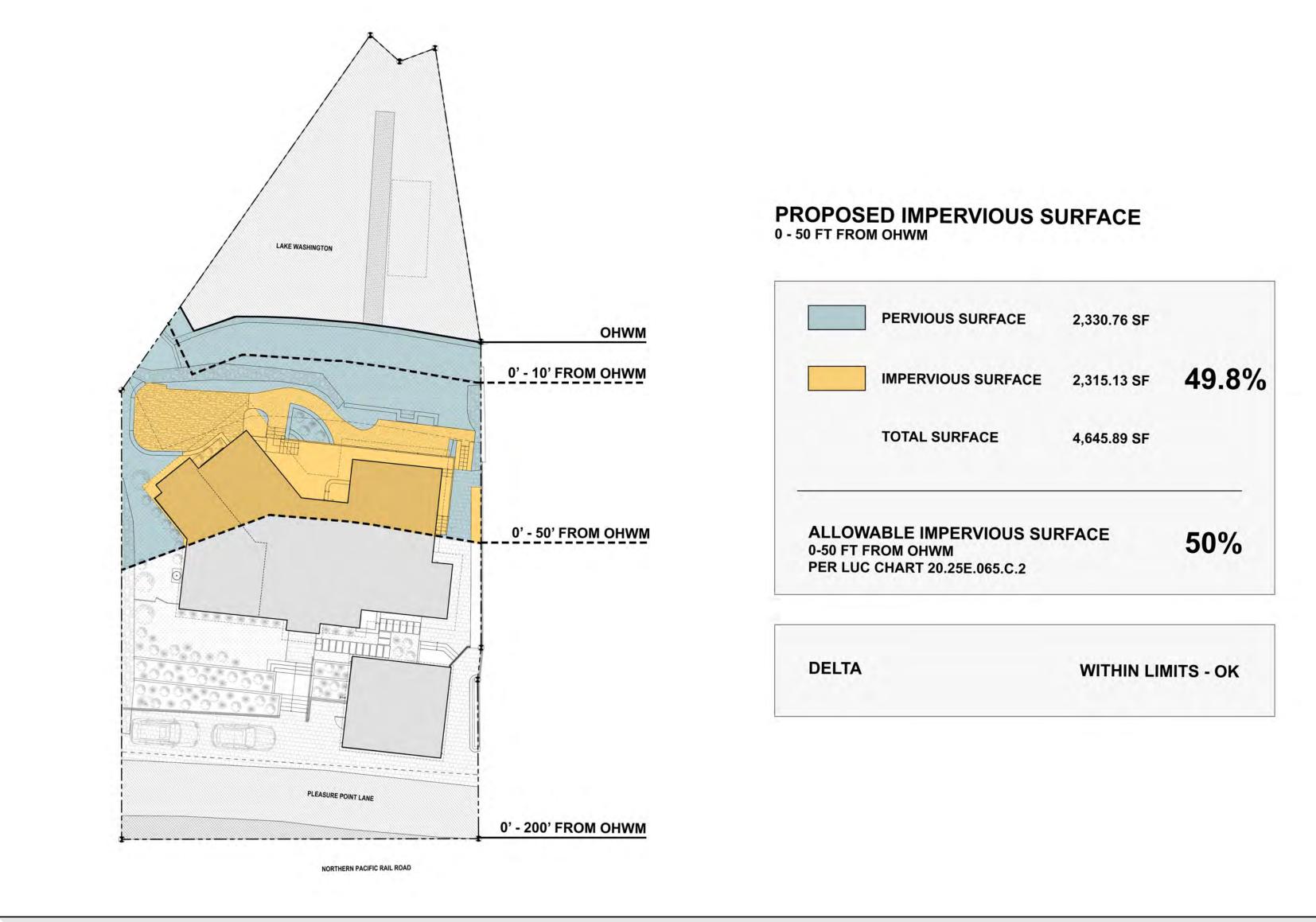
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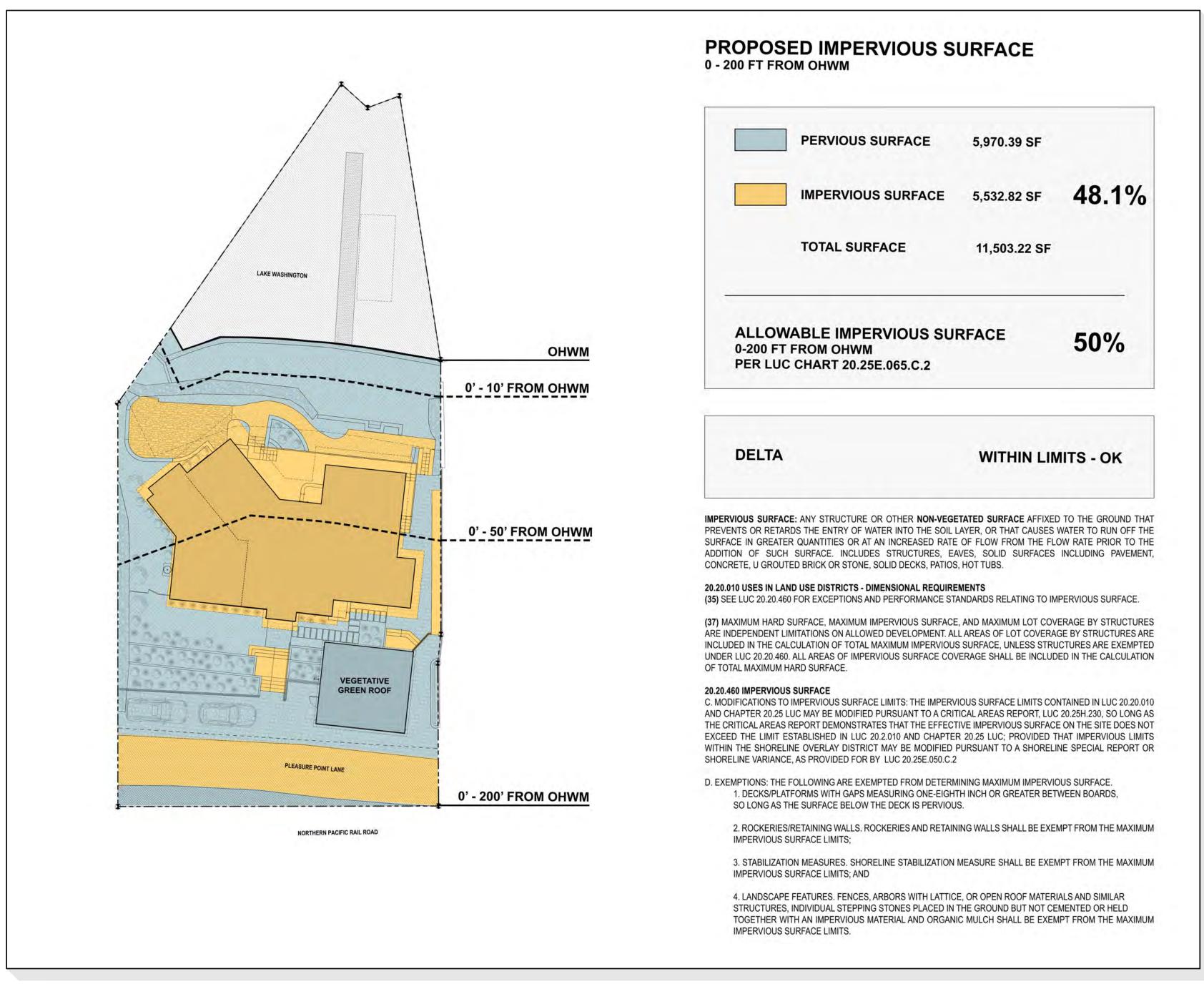
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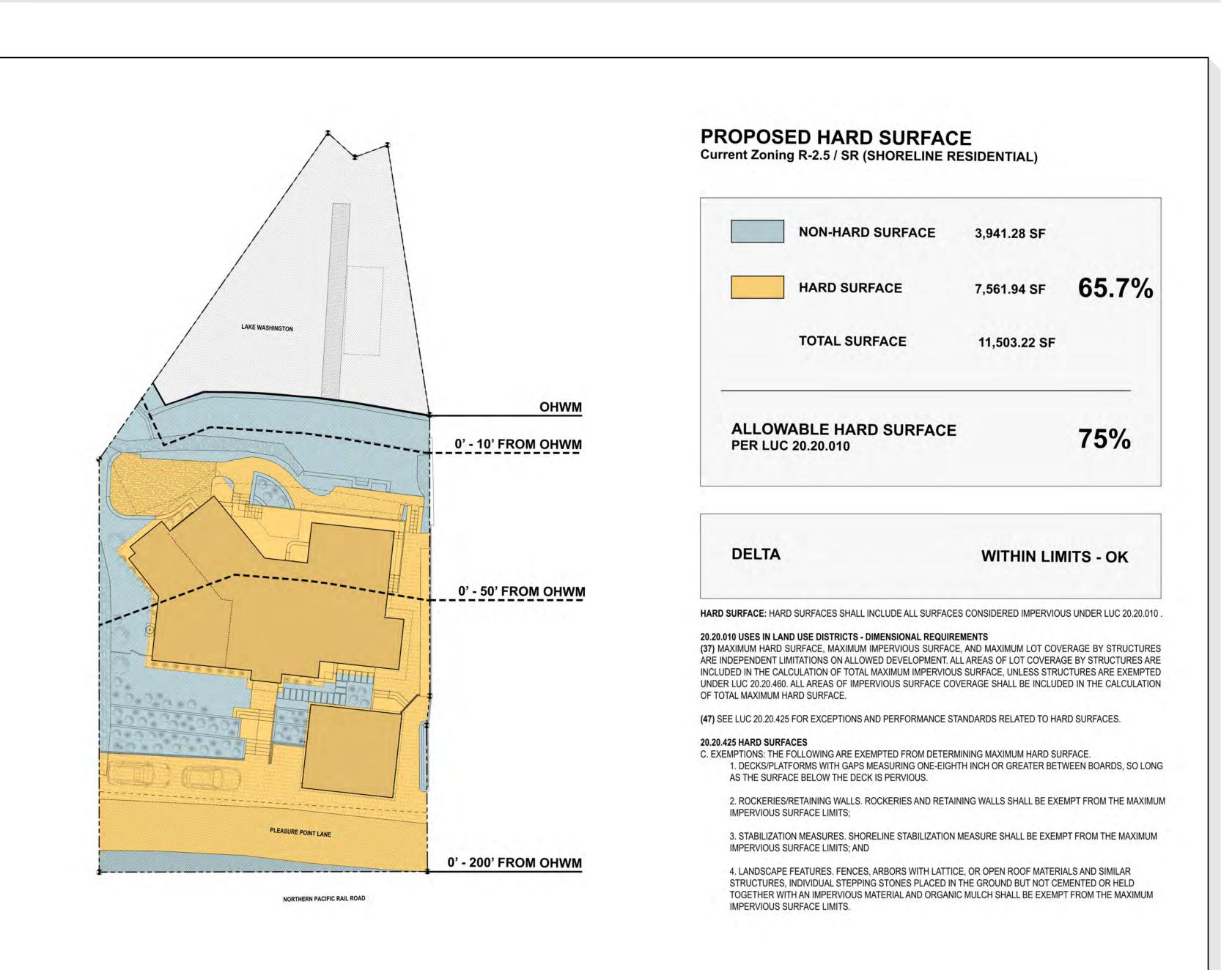
BUILDING HEIGHT & LOT COVERAGE CALCULATIONS

A1-03









REALTILE WAY 98134
(206) 200-6345

CONTACT: MARK WARD mark@upwardarchitecture.com

PROJECT

SMOLINSKE RESIDENCE

RENOVATION, ADDITION AND NEW GARAGE

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5603 PLEASURE POINT LANE

BELLEVUE, WASHINGTON 98006

STEVE AND SHERRI SMOLINSKE 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

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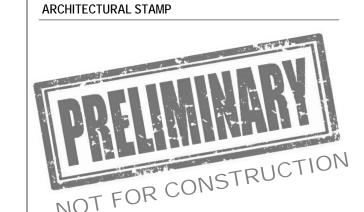
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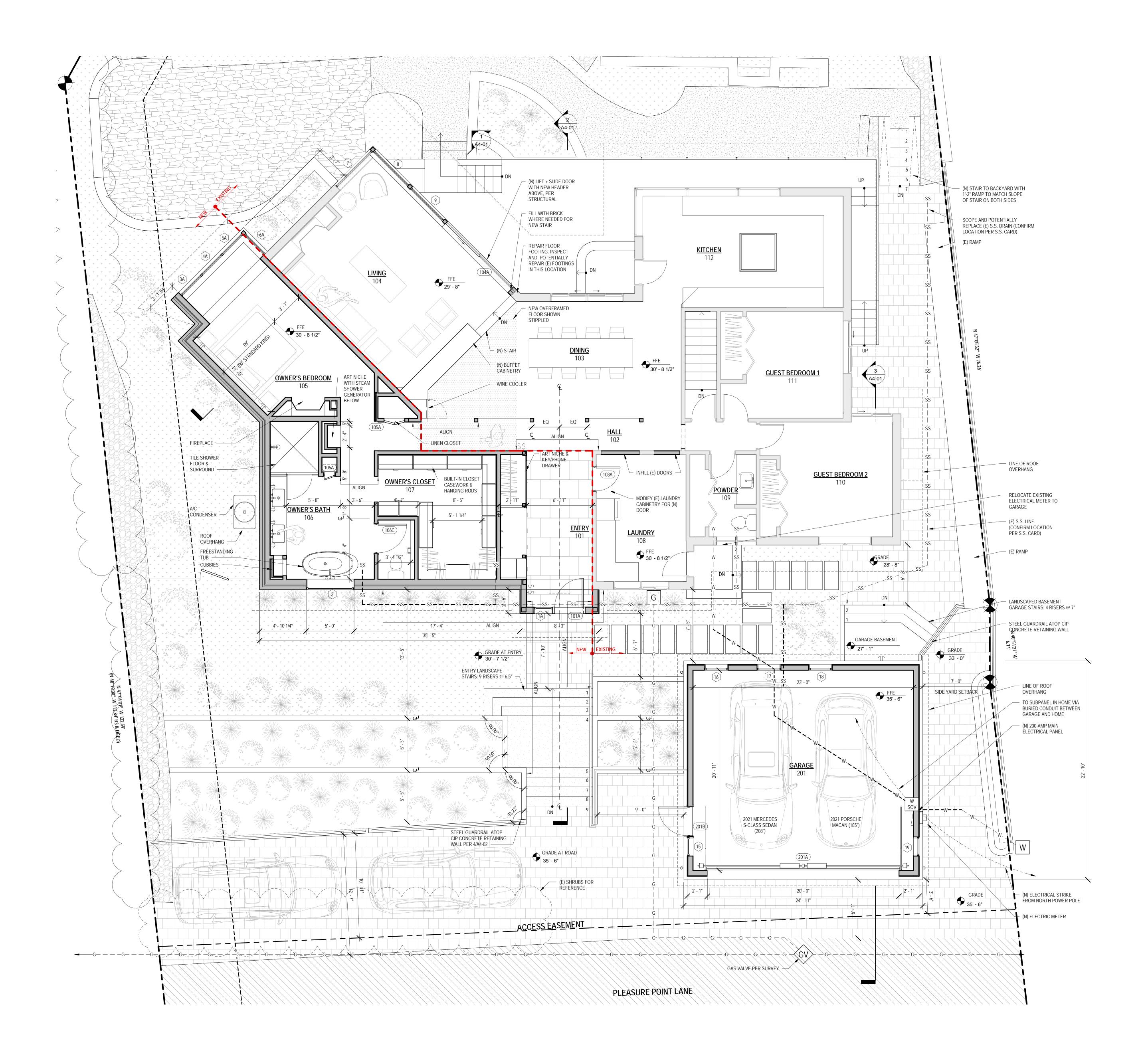
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#	ADD	REVISION	DATE
1		CLIENT MEETING	02 - 12 - 2021
2		PRICING SET	03 - 16 - 2021
_3		PRE-DEVELOPMENT APP.	03 - 18 - 2021
_4		PERMIT SET	07 - 23 - 2021
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AUGUST 4, 2021

SHEET TITLE

IMPERVIOUS
SURFACE + HARD
SURFACE DIAGRAMS

A1-04



MAIN LEVEL - CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"

GENERAL PLAN NOTES

- IT IS THE INTENT OF THESE DRAWINGS THAT ALL WORK COMPLY WITH WASHINGTON STATE BUILDING CODES, THE WASHINGTON STATE ENERGY CODE, AND ALL OTHER CODES, RULES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
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- 13. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

PARTITION LEGEND

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED **NEW PARTITION**

WALL / ASSEMBLY REFERENCE REFER TO A9-01



SEATTLE, WA 98134

SUITE 321

(206) 200-6345 CONTACT: MARK WARD mark@upwardarchitecture.com

PROJECT

SMOLINSKE RESIDENCE

RENOVATION, ADDITION AND **NEW GARAGE**

SITE ADDRESS

5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

OWNER

STEVE AND SHERRI SMOLINSKE 5603 PLEASURE POINT LANE BELLEVUE, WASHINGTON 98006

STRUCTURAL ENGINEER

SWENSON SAY FAGET 2124 THIRD AVENUE, SUITE 100 SEATTLE, WASHINGTON 98121 CONTACT: JOCELYN TETREAULT PHONE: (206) 956-3729

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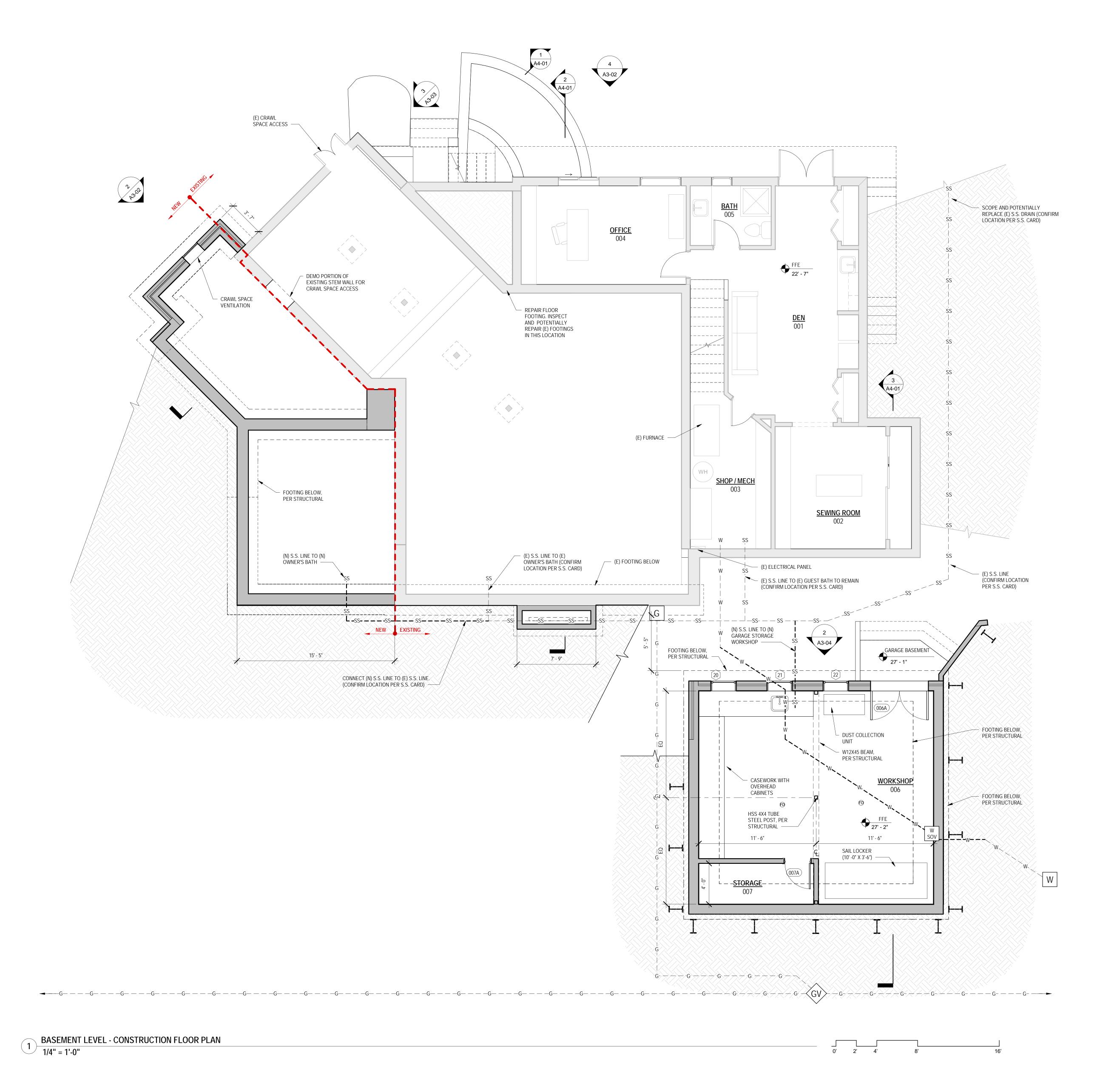
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MAIN LEVEL FLOOR PLAN

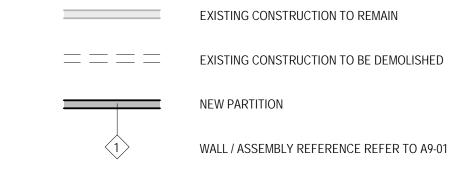




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PARTITION LEGEND





ARCHITECTURE & INTERI

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SEATTLE, WA 98134
(206) 200-6345
CONTACT: MARK WARD

mark@upwardarchitecture.com

PROJECT

SMOLINSKE RESIDENCE

RENOVATION, ADDITION AND NEW GARAGE

SITE ADDRESS

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OWNER

STEVE AND SHERRI SMOLINSKE
5603 PLEASURE POINT LANE

BELLEVUE, WASHINGTON 98006 PHONE:

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#	ADD	REVISION	DATE
_1	 	CLIENT MEETING	02 - 12 - 2021
_2	 	PRICING SET	03 - 16 - 2021
_3	 	PRE-DEVELOPMENT APP.	03 - 18 - 2021
_4	 	PERMIT SET	07 - 23 - 2021

DATE

AUGUST 4, 2021

SUEET TITI

BASEMENT FLOOR PLAN





September 3, 2021 Project No. 20210038E001

Steve Smolinske, c/o Upward Architecture 815 Seattle Boulevard South, Suite 321 Seattle, Washington 98134

Subject: Critical Areas Report - Geologic Hazards

Proposed House Additions and New Detached Garage

5603 Pleasure Point Lane SE

Bellevue, Washington

Dear Mr. Smolinske:

As requested, Associated Earth Sciences, Inc. (AESI) is pleased to provide this Critical Areas Report (CAR) for the proposed house additions and detached garage project as required by the City of Bellevue (City). This CAR includes our assessment of the geologic hazard areas identified for the subject site by City mapping. We are familiar with the site and project through the completion of our previous report titled "Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report," dated April 14, 2021. For this previous report, we advanced two subsurface explorations within the subject site and completed a reconnaissance of both the on-site slopes as well as steep slopes near the subject property.

Written authorization to proceed with this report was granted by Mr. Mark Ward (Upward Architecture) on behalf of Mr. Steve Smolinske (property owner) by authorization of our change order dated August 18, 2021. This CAR has been prepared for the exclusive use of Mr. Smolinske and his agents, for specific application to this project. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering and geology practices in effect in this area at the time our report was prepared. No other warranty, express or implied, is made. It must be understood that no recommendations or engineering design can yield a guarantee of stable slopes. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner. Our geotechnical recommendations can be found in the above-mentioned geotechnical report.

Site and Project Description

The subject site is a single-family residential parcel located at 5603 Pleasure Point Lane SE in Bellevue, Washington (King County Parcel No. 2024059045), as shown on the attached "Vicinity Map" (Figure 1). The parcel is bounded to the northeast and southwest by single-family

residences, to the northwest by Lake Washington, and to the southeast by Pleasure Point Lane SE. The existing residence is a single-story structure with a daylight basement. The house was reported to be built in 1928 and renovated in 1956. The parcel is rectangular shaped with a reported area of 0.34 acres. The ground surface slopes down moderately to the northwest toward Lake Washington with an overall vertical relief of approximately 22 feet over a horizontal distance of approximately 120 feet for an average site slope inclination of approximately 20 percent. The slope has been terraced by several rockeries ranging in height from 1 to 5 feet, short retaining walls ranging in height from 0.5 to 2.5 feet, and railroad tie walls ranging up to 1 feet tall. The transition to Lake Washington is defined by a bulkhead with a height up to about 3.5 feet above the mudline.

We understand that the proposed development includes a 527 square-foot addition to the southwest portion of the existing residence, the construction of a 601 square foot two-story garage where a gravel parking area currently exists southeast of the existing residence, construction of short retaining walls up to 4 feet in height where short retaining walls currently exist and associated flatwork/hardscape and landscape improvements. We anticipate that temporary vertical cuts for the short retaining walls will not exceed 4 feet and depth of excavations for the addition and the garage will be approximately 2.5 feet below existing grade.

Critical Areas - Geologic Hazards

<u>Landslide Hazard</u>

The Bellevue Municipal Code (BMC) Section 20.25H.120 (Designation of Critical Area and Buffers) defines Steep Slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area as "Landslide Hazards." Additionally, any slopes of 15 percent or more with more than 10 feet of rise, which also display any of the following characteristics are considered landslide hazards:

- a. Areas of historic failures, including those areas designated as quaternary slumps, earthflows, mudflows, or landslides.
- b. Areas that have shown movement during the Holocene Epoch (past 13,500 years) or that are underlain by landslide deposits.
- c. Slopes that are parallel or subparallel to planes of weakness in subsurface materials.
- d. Slopes exhibiting geomorphological features indicative of past failures, such as hummocky ground and back-rotated benches on slopes.
- e. Areas with seeps indicating a shallow ground water table on or adjacent to the slope face.
- f. Areas of potential instability because of rapid stream incision, stream bank erosion, and undercutting by wave action.

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The BMC Section 20.25H.120 (Designation of Critical Area and Buffers) defines Steep Slopes as slopes of 40 percent or more that have a rise of at least 10 feet and exceed 1,000 square feet in area.

The topography of the subject property slopes down moderately to the northwest toward Lake Washington. Review of regional topographic data obtained from Light Detection and Ranging (LIDAR) (NAVD88) shown on Figure 2, indicates that the slopes range from 15 to 35 percent over a vertical rise of approximately 22 feet. The slope has been terraced by several low retaining walls up to 5 feet in height. The transition to Lake Washington is defined by a bulkhead with a height up to about 3.5 feet above the mudline. The site slopes do not meet the BMC definition of a Landslide Hazard Area or Steep Slopes.

Topography of the adjacent property to the southwest slopes steeply upward to the shoulder of Pleasure Point Lane SE. The slope is likely the result of grading for the Pleasure Point Lane SE alignment. A review of topographic data obtained from LIDAR shown on Figure 2, indicates that the slope inclination ranges from 15 to 50 percent over a vertical rise of 4 to 14 feet. The slope has been terraced by several low retaining walls up to 4 feet in height. Portions of this slope do meet the BMC definition of a Steep Slope and Landslide Hazard Area as having a slope of at least 40 percent over 10 feet in height and exceeding 1,000 square feet in area. The toe of this Steep Slope and Landslide Hazard Area is at least 75 feet from the proposed garage and 60 to 70 feet from the residence addition.

Topography of the slope on the property to the southeast rises steeply upward to the Eastrail corridor path and is likely the result of grading for the former Burlington Northern-Santa Fe Railway alignment. Topography obtained from LIDAR indicates that the slope in the area of the subject site ranges from 45 to 60 percent over a vertical rise of 18 to 22 feet and steepens locally to 76 percent over a vertical rise of 10 feet. This slope meets the BMC definition of a Steep Slope and Landslide Hazard Area as having a slope of at least 40 percent over 10 feet in height and exceeding 1,000 square feet in area. This Steep Slope and Landslide Hazard Area continues parallel along the graded slope to the northeast and the southwest. The toe of this Steep Slope and Landslide Hazard Area is approximately 19 feet from the proposed garage and approximately 50 feet from the residence addition.

We completed a visual reconnaissance of the Steep Slopes and Landslide Hazard Areas on the property to the southwest and the property to the southeast where they are adjacent to the subject property. The Steep Slope and Landslide Hazard Area to the southwest is vegetated with a mature and upright deciduous tree approximately 2 feet in diameter, landscaping bushes and shrubs. The Steep Slope to the southeast is vegetated with mature and upright deciduous trees ranging from approximately 1 to 2.5 feet in diameter and an underbrush consisting of ferns and shrubs. The topography on the southeast property appears slightly hummocky and has likely been subject to gravitational creep movement of the loosened surface resulting from seasonal freeze-thaw cycles, weathering, and animal burrowing. During our reconnaissance, we did not observe any geomorphic indications of past slope failures on the slopes to the southeast

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and the southwest such as the line items listed a. through f. within the BMC Section 20.25H.120 excerpt above.

In addition to the subsurface explorations and slope reconnaissance, we reviewed recent LIDAR-based topographic information for the site and vicinity. LIDAR provides high-resolution topographic images of the ground surface. The LIDAR imagery can detect geomorphic features, such as landslides scarps, even in heavily-vegetated areas. No large-scale geomorphic features indicative of historic landslides were observed in the LIDAR image of the site and surrounding area.

BMC Section 20.25H.035 does not require a buffer from the toe of Steep Slopes or Landslide Hazard Areas, but does require a prescriptive 75-foot structure setback for Steep Slopes. For the southeast Steep Slopes, this setback extends to the parcels to the northeast and southwest of the subject site. Modifications to the structure setback are allowed by the BMC provided a Critical Areas Report demonstrates the modification will not increase the threat of the geological hazard to proposed and adjacent properties over conditions that would exist if the buffer was not modified.

Given the apparent lack of evidence of slope instability, the topographic conditions observed, and the subsurface conditions encountered in our site explorations, it is our opinion that the risk of damage to the proposed development by landslide activity is low provided that our recommendations contained within our referenced Geotechnical Engineering Report are properly followed. Based on the site soil conditions and the limited height of the southeastern and southwestern Steep Slopes, the prescriptive structural setback can be reduced to 15 feet. No slope stability modeling was completed as part of this CAR. Previous modeling of similar size slopes comprised of similar soils has resulted in adequate factors of safety under both static and dynamic (earthquake) loading.

Seismic Hazard

The subject site is located within the Seattle Fault Zone. Studies by the U.S. Geological Survey (USGS) (e.g., Johnson et al., 1994, Origin and Evolution of the Seattle Fault and Seattle Basin, Washington, Geology, v. 22, p.71-74 and Johnson et al., 1999, Active Tectonics of the Seattle Fault and Central Puget Sound Washington - Implications for Earthquake Hazards, Geological Society of America Bulletin, July 1999, v. 111, n. 7, p. 1042-1053) have provided evidence of surficial ground rupture along a northern splay of the Seattle Fault. The recognition of this fault is relatively new, and data pertaining to it are limited, with the studies still ongoing. According to the USGS studies, the latest movement of this fault was about 1,100 years ago when about 20 feet of surficial displacement took place. This displacement can presently be seen in the form of raised, wave-cut beach terraces along Alki Point in West Seattle and Restoration Point at the south end of Bainbridge Island. The recurrence interval of movement along this fault system is still unknown, although it is hypothesized to be in excess of several thousand years.

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Due to the suspected long recurrence interval, the potential for surficial ground rupture is considered to be low during the expected life of the project improvements, and no mitigation efforts beyond complying with the 2018 International Building Code (IBC) are recommended. Additionally, it is our opinion that the risk of damage from seismically induced landslides to the proposed development, constructed in accordance with the recommendations contained in our previous Geotechnical Engineering Report, is low.

Liquefaction Hazard

The northwestern half of the subject property is mapped by the City as having a moderate to high liquefaction hazard during a seismic event. The City mapping indicates that the moderate to high liquefaction hazard trends offsite approximately along the shoreline to the southwest and the northeast. Near this mapped area, exploration boring EB-1 encountered fill sediments up to a depth of 5 feet. Underlying the fill, our explorations encountered Quaternary alluvium soils which consisted of loose to medium dense sand with trace to some silt, variable gravels and occasional thin beds of fine organic debris. The alluvium sediments were about 11 feet in thickness within EB-1; they were not encountered within EB-2. Groundwater was encountered within the alluvium at a depth of 9 feet. Loose saturated alluvium sediments present a moderate to high liquefaction potential.

The liquefaction potential beneath the subject site is mitigated by the dense glacially consolidated sediments observed at moderate depth within exploration boring EB-1. In our opinion, overall the potential risk of damage to the proposed improvements by liquefaction is low to moderate. The BMC does not require a buffer or structure setback from liquefaction (seismic) hazards.

Erosion Hazard

The subject site and all nearby parcels are mapped as Very Severe Soil Erosion Hazard Areas on the City of Bellevue Critical Hazards Maps. It is our opinion that with the proper implementation of the temporary erosion and sedimentation control (TESC) plans and by field-adjusting appropriate erosion mitigation (best management practices [BMPs]) throughout construction, the potential adverse impacts from erosion hazards on the project may be mitigated.

We recommend the following BMPs to mitigate erosion hazards and potential for off-site sediment transport:

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- 1. Construction activity should be scheduled or phased as much as possible to avoid earthwork activity during the wet season.
- 2. The winter performance of a site is dependent on a well-conceived plan for control of site erosion and stormwater runoff. The site plan should include ground-cover measures and staging areas. The contractor should be prepared to implement and maintain the required measures to reduce the amount of exposed ground.
- 3. TESC elements and perimeter flow control should be established prior to the start of grading.
- 4. During the wetter months of the year, or when significant storm events are predicted during the summer months, the work area should be stabilized so that if showers occur, it can receive the rainfall without excessive erosion or sediment transport. The required measures for an area to be "buttoned-up" will depend on the time of year and the duration that the area will be left unworked. During the winter months, areas that are to be left unworked for more than 2 days should be mulched or covered with plastic. During the summer months, stabilization will usually consist of seal-rolling the subgrade. Such measures will aid in the contractor's ability to get back into a work area after a storm event. The stabilization process also includes establishing temporary stormwater conveyance channels through work areas to route runoff to the approved treatment/ discharge facilities.
- 5. All disturbed areas should be revegetated as soon as possible. If it is outside of the growing season, the disturbed areas should be covered with mulch. Straw mulch provides a cost-effective cover measure and can be made wind-resistant with the application of a tackifier after it is placed.
- 6. Surface runoff and discharge should be controlled during and following development. Uncontrolled discharge may promote erosion and sediment transport.
- 7. Soils that are to be reused around the site should be stored in such a manner as to reduce erosion from the stockpile. Protective measures may include, but are not limited to, covering stockpiles with plastic sheeting, or the use of silt fences around pile perimeters.

Conclusions

The proposed house addition and new detached garage are located within the prescriptive 75-foot structural setback from the toes of the Steep Slopes and Landslide Hazard Areas described above. Given the favorable subsurface conditions, the limited heights of the subject off-site slopes and the lack of evidence of slope instability, this prescriptive structural setback can be reduced to 15 feet. It is our opinion the cumulative impacts of the proposed house

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addition and detached garage to the subject off-site critical areas will act as an overall improvement, or no-change to the existing conditions if the recommendations contained within our previous Geotechnical Engineering Report are properly followed.

We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this report or other geotechnical aspects of the site, please call at your earliest convenience.

Sincerely, ASSOCIATED EARTH SCIENCES, INC. Kirkland, Washington

Charles R. Christopher, G.I.T. Senior Staff Geologist

Kurt D. Merriman, P.E. Senior Principal Engineer

Attachments: Figure 1: Vicinity Map

Figure 2: Existing Site and Exploration Plan

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